

Town Hall Meeting Room & Zoom Virtual Meeting Platform
Municipal Building
Minden Street, Greenville, Maine 04441
Minutes
February 5, 2025

NOTE TO PUBLIC: There will be a video recording of this Planning Board meeting available on the Town website: <https://greenvilleme.com/boards/planning-board-meeting-video/>. The video recording is the official record of the Planning Board meeting. These Minutes reflect specific actions taken by the Planning Board (the “Board”) at the meeting and identify the discussions at the meeting.

Meeting called to order at: 5:00 p.m.

MEMBERS PRESENT: John Contreni, Chair, Lurline Arco, Secretary, Michelle Weirich, Vacant (Alt. 2)

MEMBERS ABSENT: Don Hodapp

MEMBERS VIA ZOOM: Brent Ireland, David Case

ALSO PRESENT: Mike Roy (Town Manager)
Ronald Sarol (Code Enforcement Officer)

GUESTS VIA ZOOM: Emily Patrick, Jennifer Whitlow, William F. Gossage, Jr.

Conflict of Interest with any agenda item by Board members: None.

Minutes: January 15, 2025

Motion Made By: David

Seconded: Michelle

Motion Passed/Failed: Passed 5-0 via rollcall

Additions or Deletions: None

Report from CEO: Ron reported on the period from 1/16/25 – 2/5/25. Ron continues to check the status of permits about to expire to verify progress and to assign 911 addresses and update existing properties using the State’s Geo-Lynx Server, and transfer mortgages and deeds to our system. Ron also continues to work on the Land Use Ordinance Setback Changes, Violation Penalties and Dangerous Building Ordinance. Ron met with the DEP about a possible new transfer station application and a possible shoreland work zone violation. Ron sent a Notice of Violation letter to Mr. Chretien’s attorney regarding the fence on Lily Bay Road. Ron said he gave him 30 days to get back to him. One new permit issued with a total of 3 to date.

Action Items: None

Old Business: Ron provided the Board with verbiage for Reduced Setbacks to be included in Article V of the Land Use Ordinance which reads:

“Reduced Setbacks: Setbacks may be reduced with a variance from the Code Enforcement Officer in the Residential and Village Zoning Districts under the following conditions and are limited to: 91) Properties that were created prior to the Land Use Ordinance being established; (2) properties that are .25 acres or less; (3) setbacks can be reduced to 5’ for accessory dwellings and/or accessory buildings; (4) setbacks can be reduced to 10’ for primary dwellings; (5) setbacks can be reduced to 0’ for buildings that have a shared wall (ex. Duplexes); (6) reduced setbacks must demonstrate no harm to neighbors or public interest; (7) These setbacks should not be confused with the minimum shoreline setbacks in the right-hand columns of Table VI-2.”

David said referencing properties that were created prior to the Land Use Ordinance was a good idea. Ron said he would also like to include that anyone requesting a setback must demonstrate a need for the setback. John agreed and suggested that adding “provided the property owner demonstrates a need for the setback” be inserted in the first sentence following Village Zoning Districts and then continue with under the following conditions, etc. Ron said he will update and bring back to the Board. Once approved, it can be presented to the Select Board.

Ron provided the Board with a packet regarding Dangerous Buildings which was put together by Jack Hart in 2015. It is basically Maine State Statutes and details steps to be taken for a building to be deemed dangerous. David – so this is not in our Ordinance we would only refer to it? Ron – yes, thinking along those lines. It would need to be “tweaked” to fit Greenville. Brent – was this actually functioning? Ron – yes. There was a house on Lincoln Street that children were playing in. Town and owners came to an understanding and house torn down. David asked Ron if we needed to put into our Ordinance. Ron said it is up to the Board, but we could reference the Maine State Statute 17. John said he would like to read it first. John also said he would prefer something in the Ordinance. Just referencing puts users at a disadvantage if they don’t have a computer or don’t know where to find the Statute. Would prefer some guidelines in our Ordinance. It was agreed to read the packet and discuss at our next meeting,

New Business: Proposed Subdivision with Jennifer Whitlow and William F. Gossage, Jr. Mr. Gossage said it is a 56-acre parcel and would like to do in two phases. First pull six 1-acre lots and build small cabins owed in fee simple by different buyers and six lots further up which will be individually owned but would be in the 2-5 acre category. We are not quite ready for the second phase, but if you require it, we can go ahead. John – so the number of lots is 12 maximum, with 6 initially. Mike asked our lots being sold as just land or land with a cabin. Mr. Gossage, land with a cabin. We have resourced locally with builders and Hammond Lumber. David so you purchase the land and building. Mr. Gossage, correct. It will be turn-key. If someone wants a larger cabin and more property, they can purchase a lot somewhere else on the parcel. John said this a pre-application meeting and there are 7-8 steps in the process, depending on whether a public hearing is required. John proceeded to read the 36 items outlined in the Application for

Subdivision Permit. Paragraphs 6, 15, 18, 19, 22, 26-32, have been eliminated. Additional information to be provided with application: floor plans and images of cabins. John said they now have six months to submit a preliminary plan. Ron will send out letters to the abutters. John asked the Board if a public hearing was needed. At first the consensus was no but then decided to wait until we heard from the abutters.

Public Comment: None

Items for Next Meeting: Violation Penalties, Dangerous Buildings, Setback Guidelines

What's on your mind: David, Brent, Michelle, and Lurline passed. John wanted us to know that our meetings are being featured in the Bangor Daily News and thought it was quite impressive for a town with only 1,400 residents that they are interested in our planning board meetings.

Adjournment: Michelle motioned to adjourn at 5:43. Lurline seconds. Passed 5-0